

Skyland Community Association

DESIGN REVIEW GUIDELINES CHECKLIST

SCA Manager	DRC	Article Section
----------------	-----	--------------------

V General Restrictions

--	--

1 General

- The Design Review Committee's goal shall be to encourage variation within an overall theme of interesting architecture using natural materials, colors and textures, shapes suited to solar exposure and high snowfall, and multiple levels to adapt to topography, with site design that maximizes protection of the mountain environment, views, rural quality and privacy. "Stock" or "catalog" plans and specifications are discouraged and will receive critical scrutiny to assure compatibility with the site.

--	--

2 Building Siting

- Integrated with the natural features of a site.
- Buildings should step rather than rely on extensive site grading.
- Extensive cut and fill slopes to accommodate site access are generally not acceptable.

--	--

3 Setback Requirements

- 10' clear zone around lot with no improvements; except landscaping, fencing and driveways.
- 30' from platted road, 25' from golf course, and 15' general for structure.

--	--

4A Building Size (single family – selected single family lots have reduced size restrictions)

- Minimum 2,500 ft² (excluding caretaker's apt., porch, basement, garage) / Lots S-55 thru S-62, S-75 thru S-77 and S-80 Minimum 1,800 ft² / Lots S-63, S-64, S-78 and S-79 Minimum 2,000 ft².
- First level on multi-level must be > 1,500 ft², including garage and excluding decks.
- First level on multi-level for lots S-55 thru S-62, S-75 thru S-77 and S-80 must be > 1,080 ft², including garage and excluding decks.
- First level on multi-level for lots S-63, S-64, S-78 and S-79 must be >1,200 ft², including garage and excluding decks.
- Maximum 9,000 ft² living for single family, maximum 1,000 ft² garage.

--	--

4B Building Size (duplex)

- Minimum 1,800 ft² – each side (excluding porch, basement, garage) maximum 3,750 ft² total.
- First level on multi-level must be > 1,000 ft² excluding garage, decks and porches.
- See Design Guidelines for sizes of Multi-Family, Maintenance Tract and Lodge Tract.

--	--

5 Building Location

- Structures shall be located on the lot to minimize the impact on the natural beauty of the land. Particular attention to building location, sun direction, orientation and views from adjacent lots, roads and the golf course.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

6 Primary Dwelling Unit to be Constructed First

- No caretaker's apartment or garage shall be constructed before construction of the primary dwelling.

--	--

7 Scale and Form

- Building should be based upon a central rectilinear massing with simple forms added to create scale, and to allow for the adaptation to natural land forms. The underlying rectilinear form should have the visual impression of "growing" out of the site. This impression can be reinforced by a strong, horizontally proportioned massive base. Interesting roof lines are encouraged.

--	--

8 Continuity of Construction

- Each primary structure on a single family or duplex lot shall be entirely completed within twenty (20) months after commencement of construction, including one four (4) month "winter weather window".

--	--

9 Repetitive Design and Continuous Wall Restrictions

- Monotony of design shall be avoided. Variations of detail, form and location are appropriate and desired.
- Designs that are essentially identical to nearby houses will not be permitted, there must be significant external individual variations making each unit unique.
- "Mirror image" or symmetrical duplex units will not be permitted.
- Multi-Family, condominium, townhouse, and apartment building designs with the tendency to be parallel, repetitive or "barracks-like" buildings are discouraged.
- An offset of at least eight (8) feet shall be provided for every fifty (50) feet of continuous exterior wall surface, to break up monotonous planes.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

10 **Building Height**

- A. Single Family or Duplex Lot 30 feet
- B. Duplex Lot 30 feet
- C. Maintenance Tract 32 feet
- D. Clubhouse Tract 50 feet
- E. Multi-Family Tracts 1, 2, and 3 35 feet
- F. Multi-Family Tracts 4, 5, and 6 45 feet

* Building height measured from average finished grade on all sides to highest roof point.

Exceptions:

1. Towers, spires, cupolas, chimneys, flagpoles and similar architectural features not useable as habitable floor area may extend above the height limit a distance of not more than twenty-five (25) percent of the height limit.
2. Structures or portions of structures with sloping roofs may exceed the height limit in accord with the following schedule:

<u>Vertical rise per 12-feet horizontal (feet)</u>	<u>Permitted additional height (feet)</u>
2	1 foot
4	2
5	3
6	4
7	5
8	6
9	7
10	8
11	9
12	10
13 feet or greater	12 feet maximum

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

11 Exterior Wall Materials

- Acceptable exterior wall materials include stone, stucco and wood.

Log Requirements:

- Hand hewn appearance.
- Typical minimum dimension of at least fourteen (14) inches in diameter is encouraged.
- Turned or manufactured logs shall not be used.
- Hewn round or rectangular and joints may have chinking or may be fitted without chinking.

Stone Requirements:

- Required to be at least twenty-five (25) percent of the exterior surface, excluding windows and doors.

Stucco Requirements:

- Stucco shall be finished in an earth tone color which is compatible with the natural soils and rocks on the site.
- Stucco should convey mass by forming eased or rounded corners and deeply set reveals for windows and doors.
- Stucco should be integrated throughout the building to establish a coherent composition of materials.

Modular Masonry Requirements:

- Modular masonry units such as brick, concrete block, or ceramic tile should not be exposed to view.

Lintels and Sills Requirements:

- In mass walls of stone/stucco, the use of lintel and sills at door and window openings is strongly encouraged.
- It should be detailed and proportioned to appear structurally sound; of hewn timbers, logs, cut stone, or natural stone.

Exterior Wood:

- Untreated, or treated with wood preservatives or semi-transparent stains.
- The use of paint on wood siding is generally not consistent with the architectural theme.
- Boards of 6" or 8" width with profiles of channel rustic, shiplap, tongue and groove or board and bat.
- Cedar shakes/shingles may be used on secondary wall areas (dormers and gables).
- Heavy timber, logs, and glu-lam beams can be used to express the structural framing of the building.
- Fascia board minimum 2" x 10".

Prohibited Wall Materials: (at the discretion of the Design Review Committee, materials other than above may be approved, but the following materials are inappropriate and are specifically prohibited).

- Plastic materials.
- Imitation stone or brick.
- Concrete, either masonry units, precast or formed.
- Cinder block.
- Metal siding.
- Plywood or composition siding, T-111 and other hardboard products.
- Asbestos shingles or asbestos appearing shingles.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

12 Exterior Colors

- Muted natural or earth tone colors shall be encouraged for all buildings and structures.

--	--

13 Reflective Finishes

- Reflecting or contrasting finishes are not acceptable, and all exposed metal shall be pre-oxidized or painted an approved color.
- The use of patinated copper in flashing, deck rails, or other areas may be approved.

--	--

14 Exterior Trim

Windows and Doors

- Establish a pattern or rhythm on primary facades, while being responsive to interior function and view opportunities.

Windows

- Respond to the expressed framing and proportions of the wall.
- Windows in stucco or stone walls should be “set within the wall” rather than designed as repetitive, linear rows of continuous windows or “curtain walls”.
- Bay windows may be used to enhance views and provide interest to exterior walls.
- Dormers should generally be used in lieu of skylights for both functional and style reasons.

Window Casings

- Window casings shall be made of wood with exterior finishes stained, painted or clad in metal or vinyl.
- Colors and clad windows must be factory applied.
- Mirrored or reflective glass is prohibited.

Scale

- Large window openings should be composed of smaller panes of glass.

Exterior Doors

- Exterior doors, especially main entry doors, should be designed with great attention to detail.
- Doors should be made of wood, glass or metal.
- Hardware should be designed with artistic expression and constructed of material such as wrought iron, bronze or copper.
- Garage doors for vehicles shall not be metal. Wood or wood faced (exterior).

Decks and Balconies

- Decks and balconies must relate to the scale and massing of the major architectural forms of the building.
- Balconies can either be recessed into the wall mass or projected from exterior walls. Synthetic materials may be used for exterior deck floor boards at the discretion of the Design Review Committee.
- Consideration must be given to protection from snow shedding from overhead roofs.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

Deck and Balcony Railings

- The use of framing material for balcony railings is not permitted.
- Wood or metal railings may be used.
- Balconies enclosed with solid walls are prohibited.
- Structural elements must be sized to appear appropriately massive.

Chimneys

- Typically, chimneys should be constructed of stone with cut stone caps or decorative metal spark arresting roofs.
- Fireplace flues, as well as, mechanical flues and vents should be consolidated and enclosed with chimneys.
- All exposed metal flues or pipes on the roof shall be enclosed or painted to match the approved roof color.

--	--

15 Foundations

- Concrete or block foundation walls may not be exposed above the finished grade.

--	--

16 Roofs

Roofs

- A simple pattern of primary and secondary roof forms, dormers, and a limited palette of materials and colors are the primary design objectives for roofs.
- Rooflines longer than 50 feet must be offset, and or include a "break".

Forms

- Allow gable, hip and shed type roofs.
- Substantial roof overhangs of at least 24" on primary roofs.
- Secondary roof overhangs of at least 17".
- Flat roofs are not permitted as a primary roof form.

Parameters

- For shed roofs, no more than 40% of the total roof may be designed as a single-plane.
- For gable roofs, no more than 75% of the total roof may be designed as a single gable.
- Hip roofs shall not be the primary roof design element and should have minimal distance "runs".
- The composition, scale and proportion of secondary roofs shall not be more than 49% of the total roof area.

Snow Shedding

- Entryways, garages and pedestrian areas should be protected from potential snow shedding.

Truss and Gable Design

- Contain heavy timbers and add richness to the overall design.
- Supportive in nature, provide structural function, supplement entire design theme.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

Dormers

- The design of dormers should allow window openings and head heights for upper level or loft living spaces.
- Generally to be used in lieu of skylights for both function and style reasons.
- Forms may be gable, hip or shed.
- Shed dormers should not exceed more than $\frac{2}{3}$ of the primary roof plane.
- The front face of large shed dormers should be at least 2 feet back from the edge of the roof.

Ancillary Roof Elements

- Ancillary elements such as flues, vents, mechanical equipment, snow fences and clips, heat tapes and lightening rods should be designed to minimize roof clutter.
- All flues and vents should be consolidated and enclosed in a structure compatible with the overall roof form.
- If flues or vents cannot be consolidated, unenclosed elements may be approved, if small and match roof color.

Pitch

- Primary roof structures shall have a pitch or at least 7:12.
- With the exception of small, flat roof sections, the pitch of secondary roofs shall be at least 3:12.

Cold Roof Design

- Cold roof design should include a continuous air flow space between eave vents and ridge vents.
- If cold roofs are not used, full ice and water guard coverage will be necessary.

Loading

- All roofs shall be designed to comply with Gunnison County loading requirements.

Roof Materials

- Roofing materials consisting of fireproofed wood shingles, natural slate, tile or clay are allowed.
- Non-reflective or pre-patinaed metal roofs with a natural finish may be approved as acceptable roof material on a case-by-case basis.
- Roofs shall be of a muted earth tone color theme, within the range established for the exterior walls of buildings.
- Asbestos shingles, asbestos appearing shingles, synthetic materials and, except as above described, metal roofs, are prohibited.

--	--

17 Energy Conservation (See Design Guidelines)

--	--

18 Fire Protection (See Design Guidelines)

--	--

19 Accessory Structures

- Garages, sheds, porches and greenhouses shall have similar construction and be attached to the main building.
- Greenhouses must be constructed of permanent materials and must be connected to the main structure.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

20 Storage Areas

- Site design shall include areas for trash, utility boxes, snow, firewood, and tanks, hidden from vehicular or pedestrian view.

--	--

21 Spark Arrestors

- Spark arrestors are required for all chimneys.

--	--

22 Exterior Lighting

- Exterior lighting is to be kept to a minimum, meet applicable local building codes and be consistent with good safety practices.
- All exterior lighting shall direct light downward.
- Light bulbs must be recessed into the fixtures as far as possible.
- Remodel / addition downward lighting required. If existing exterior lighting does not direct light downward, such lighting must be modified or replaced with required downward lighting.

--	--

23 Exterior Antennae

- Exterior antennae or satellite dishes shall meet the following requirements:
 - A. Shall be fixed with maximum 1 meter in diameter or diagonal measurement.
 - B. Color shall blend with building color; except white square internet receivers are permitted.
 - C. Location shall be approved by the Design Review Committee.

--	--

24 Housing Numbers

- Each house or duplex unit should have a lighted house/unit number visible at night from the roadway.

--	--

25 Grading

- Grade changes, cut, fill and soil removal shall be minimized in site design.
- Cut and fill slopes should be no steeper than 2:1 (horizontal to vertical).
- Cut and fill slopes must be revegetated with native ground covers and to protect against erosion.
- Cut and fill slopes should have good surface drainage.
- Grading shall have no impact on adjacent lots.

--	--

26 Retaining Walls

- Retaining walls may be constructed of stone or treated landscape timbers.
- The use of exposed concrete, cinder block and stucco will not be permitted.
- Retaining wall should be constructed to a maximum of four (4) feet in height.
- Taller walls should be constructed of two or more shorter walls, with at least six (6) feet between them.
- Weep holes must be provided to release trapped drainage water.
- Walls over four (4) feet must be engineered.

--	--

27 Exterior Signs

- Must be approved by the Design Review Committee per the requirements identified within the Skyland Design Guidelines.

--	--

28 Solar Access

Buildings shall be designed and sited so that they do not substantially diminish adjoining lots' sunlight.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

29 Fences

- The design and location of fencing shall be submitted and approved by the Design Review Committee prior to installation.

--	--

30 Awnings

- All awnings shall be submitted for approval and meet the following criteria:
 - A. Frames shall be constructed of wood or non-reflective metal.
 - B. Cover materials shall be of wood or canvas.
 - C. Color must be appropriate and compatible with the character of the residence and the neighborhood.
 - D. Professionally manufactured and installed.

--	--

31 Pools

- Above ground pool structures shall not be allowed.
- The top surface of the pool must be not more than twelve (12) inches above grade.
- All pool equipment shall be screened from view of neighboring lots, tracts, roads, or golf course.
- All pool equipment shall be located or sound-attenuated so as not to disturb nearby properties.

--	--

32 Hot Tubs

- Outdoor hot tubs must be approved by the Design Review Committee.
- The exterior surface area must be covered with an earth-tone color wood siding.
- Must have a hard cover consisting of a durable foam inner core and plastic covering and finished with an earth tone color.
- Must be screened and blend with building.

--	--

33 Recreational Equipment

- Must be approved by the Design Review Committee.

--	--

34 Outdoor Fire Appliances

- Must be permanently installed
- Must be reviewed and approved by the Design Review Committee.

--	--

35 Parking

- Each single family and duplex shall have at least two (2) parking spaces per unit, within a fully enclosed garage.
- All multi-family residential buildings shall have at least two (2) parking spaces per dwelling unit, at least one (1) in a garage.
- Confirm parking plan.

--	--

36 Open Space

- At least seventy-five percent (75%) of a lot, on which a single floor structure is constructed, shall be left open.
- At least eighty-five percent (85%) of a lot, on which a multi-floor structure is constructed, shall be left open.

SCA Manager	DRC	Article Section
----------------	-----	--------------------

--	--

37 Viewing Platforms

- May be approved and installed at the sole discretion of the Design Review Committee.

--	--

38 Solar Panels

- May be used if they are integrated into the architecture or landscaping.
- Design and location must be submitted and approved prior to installation.
- Set of criteria utilized in determining the appropriate method of installation.

--	--

39 Lot Designation

- Lot boundary corners must be marked w/ 5 ft. metal "T" posts.
- Building envelope corners must be marked w/ 3 ft. 2 in. x 2 in. wood lath material.

--	--

40 Gazebo and Pergola

- Must be approved by the Design Review Committee.

--	--

VII Landscaping

- Landscaping points are checked by the manager.
- Landscaping to be completed within one (1) year of Certificate of Occupancy.

--	--

VIII Drainage

- Avoid altering natural drainages on lot, if possible.
- Minimum twelve (12) inch corrugated metal pipe (CMP) for the driveway.

--	--

IX Driveways and Parking Areas

- Good visibility and sight distance should be obtained along the public roadway with an intersection close to ninety (90) degrees.
- Where practical, gradients should be no greater than 11% along the driveway and no greater than 4% within thirty (30) feet of the public roadway shoulder.
- Attempt to grade away from the primary roadway in the roadway easement at a minimum of 2%.
- Cut and fill slopes should be as flat as possible and revegetated.
- Interference with natural drainage flows should be avoided.
- Driveways need to be paved with asphalt or concrete within one summer season of project completion.

--	--

X Power, Phone, Natural Gas and Cable Television

- Individual lot or tract owners are responsible for providing for the extension of private utilities to buildings or structures.
- Must be installed underground in all areas.

Date: _____

Property Information:

Property: _____

Owner: _____